

Approved with edits 1/26/22

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – December 8, 2021, 5:30 pm
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:32 pm.

Present: Bea Phear, John Rau, Doug Ruskin, Ted Jochsberger, Cheryl Lowe, Jeffrey DuBard, Nancy Dole, Mary Sage Napolitan

Others: Karen Tewhey, Susan Hobart, Alys Emden, Nevette Previd, Gary Conover, Pierre Vaillancourt, Dorothy Young, Sara Fuschetto, Administrative Assistant

Old Business:

The Committee reviewed the minutes from the November 17, 2021 meeting. Cheryl Lowe asked if the Committee had any changes or corrections to the minutes. On a motion made by Cheryl Lowe, seconded by Jeffrey DuBard, the Committee approved the minutes as submitted with Nancy Dole, Ted Jochsberger and Mary Sage Napolitan abstaining.

Ruskin asked if DuBard and Ruskin should abstain from approving minutes in which they did not discuss conflict of interest projects. Phear said they did not have to abstain from the minutes if they abstained from the project discussions in question.

New Business:

Interviews

Karen Tewhey with Harbor Homes for Women

Tewhey explained the regional application for all six Island towns to help support the purchase of an Oak Bluffs property purchased July 2021. Currently, three low-income women reside at the congregate house, and three additional rooms are open for application. The CPC monies would be to pay down the 750K mortgage, distributed to the towns with the 50/50 formula. West Tisbury is being asked for \$75,000. The total request for the six towns would be \$492,000. Ruskin confirmed with Tewhey that Island Housing Trust is not a signatory on the mortgage. Tewhey said a short-term loan from Island Housing Trust has been fully paid off. Lowe asked about the remaining money on the mortgage, and whether Harbor Homes for Women would

be coming back in a year or so for support on the leftover mortgage. Tewhey said they had received a \$200,000 grant and had been doing well on the fundraising. Per Tewhey, the homeless prevention caseworker has gotten 43 calls in the last four months for housing, including ten families.

Susan Hobart with the Old Mill Feasibility Assessment

The president of the Martha's Vineyard Garden Club, Susan Hobart, described the proposal. There has not been active management of the Old Mill recently, which is being reviewed after realizing how beloved the property is by the members. Running water, a toilet in the building, and HVAC/climate control would be requested. Potential structural issues may exist. Hobart asked George Sourati (engineer) and Chuck Sullivan (architect) to examine the building. They noticed the ceiling beams are wider than the span should be, and the building load may be inadequate. Sourati and Sullivan would provide an assessment of structural integrity, building codes, and a plan of possible alternatives that would be between \$9 and \$12,000. There is also an issue of mold that should be assessed. There may be existing comprehensive surveys of the site in which case Sourati would focus on modifications based on the survey and the wetland location. The goal is to develop a five-year plan that moves forward on structural improvements. The Mill costs \$10,000 to maintain. The windowsills need to be protected from rot, tread on the stairway needs to be replaced, exterior handrailing needs to be brought up to code. The reserve is about \$40,000 for these basic expenses. Income is struggling because the garden club restricted its live events due to COVID. The Mill could be used for more community events with repairs. Fundraising or partnering with other organizations might cover initial costs for the assessments, but more information would be needed. There has not been fundraising efforts made yet, but there are donation appeals for the Mill repair directed at members. There are 125 members currently. MVGC have not been out to bid to other architects or reached out to other towns at this time. Annual dues are \$60 a person, \$100 a couple.

Nevette Previd with the Grange Hall

The reroofing of the Grange Hall was last done in 1998. The roof is now in serious disrepair, confirmed by builder Mark Baumhoffer. Two roofer quotes were received. The better quote with Flaherty Brothers is quoted at \$140,000. Fundraising income is beginning with the Martha's Vineyard Film Festival moving into the Grange Hall. The lease amount for the MV Film Festival is \$3,000/month, with income from market events also scheduled. Annual operations run in the black. Ruskin asked if the Martha's Vineyard Preservation Trust has a reserve fund for capital work like this. Buildings predictably age and need work, so is there a mechanism in place? Previd answered that the Trust has an endowment of \$3 million, with a goal to grow to \$10 million. Phear confirmed the name of the recipient of funds as the Martha's Vineyard Preservation Trust.

Dorothy Young and Pierre Vaillancourt with Island Elderly Housing/Aidyberg III

Island Elderly Housing consists of 12 properties, 165 units of permanently restricted affordable apartments. There are over 500 people on the waiting list currently. The building would be for five additional units. The construction is in the town of Oak Bluffs with a flexible development permit process. The project has been approved for 40B, rental, and site. The residents are under the 80% cap of rental income.

The Committee was asked by Lowe if they would like to continue the practice of only inviting speakers for whom we have questions, or would we like everyone to come in. Rau said if someone would like to participate and come to the meeting, we should accommodate them. As a policy, if the Committee does not have questions there is not a necessity to bring them in. As this was the Committee's existing policy, no vote was taken.

Phear asked about CPC scheduling with the warrant articles due in February. Ruskin suggested we have warrant language drafted for the January 26th meeting and incorporate financials then. Phear said we could then decide to have an emergency February meeting if necessary. The CPC December 15th meeting was taken off the calendar, with the next meeting January 26th. Fuschetto would send an updated balance sheet with corrected request amounts so the amounts could be inserted into the warrant articles.

Rau asked how much was in the reserves for the Affordable Housing Trust. Jochsberger said there is \$600,000 in the trust, all spoken for. This includes funds for Old Courthouse Road and 401 State Road. 401 State Road was the last property the town owned that was available as an affordable housing project, per Jochsberger. DuBard said the larger scheme in undertaking the projects necessitates the large reserve, as projects can come up suddenly and unpredictably.

DuBard encouraged applicants seeking construction bids to reach out to minority/women owned businesses. The Tribe has great resources of contractors that are better at including diversity and inclusion.

Lowe read an email from Michael Colaneri. Colaneri had previously responded to Lowe when he was copied on an email with Jochsberger in regards to joining the meeting to discuss an eligible project. Colaneri expressed that he remains available to discuss history and future projects. He said the Affordable Housing Committee will continue their mission and thanked the Committee for their understanding and support.

Colaneri's email brought up the issue of who should be invited to the meeting to answer questions. Rau said if we do not have questions, the project spokesperson does not have to attend. But the Committee should allow anyone who wants to participate to present their case. Phear agreed, and recounted previous experience with the Martha's Vineyard Museum

where the Committee did not ask the Museum to join the meeting and answer questions. Dan Waters of the Museum later expressed they would have liked to do so.

Phear asked the Committee to consider a workshop she attended on the 40B process and the certification of towns reaching their allotment of 10% for affordable housing. Phear stated that when the West Tisbury CPC gives money to another town's CPC project that is physically in another town, that town gets however many units on their affordable housing roster. West Tisbury would not get credit for those units. The point was made that perhaps we could communicate with these towns with a reciprocal agreement of some kind.

With no further business, the Committee voted unanimously to adjourn at 6:49 pm.

Respectfully submitted,

Sara Fuschetto
Administrative Assistant